

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**AUGUST 16, 2017**  
**COUNTY BOARD ROOM – 2<sup>ND</sup> FLOOR**  
**ONEIDA COUNTY COURTHOUSE**  
**RHINELANDER, WI 54501**

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Members present: Scott Holewinski, Billy Fried, Mike Timmons, and Jack Sorensen

Members excused: Dave Hintz

Department staff present: Karl Jennrich, Director; Pete Wegner, Assistant Director; Scott Ridderbusch, Land Use Specialist; and Julie Petraitis, Program Assistant

Other county staff present: None

Guests present: See sign in sheet.

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Call to order.

**Chairman Scott Holewinski called the meeting to order at 1:30 p.m., in accordance with the Wisconsin Open Meeting Law.**

Approve the agenda.

**Motion by Jack Sorensen, second by Billy Fried to approve the agenda. With all members present voting “aye”, the motion carried.**

Public comments. **None**

Approve meeting minutes of August 2. **Motion by Jack Sorensen, second by Mike Timmons to approve the meeting minutes of August 2. With all members present voting “aye”, the motion carried.**

Discuss/act on non-metallic min#027 financial assurances from Highpoint Sand & Gravel, LLC. The committee will be discussing a request from the previous owner to release financial assurances. The committee will also be discussing revised financial assurances for the existing non-metallic mine.

Staff will send a letter to the current owner to inform them that they need to submit the paperwork for their financial assurances or the CUP will be revoked.

Discuss/act on boathouse applications on severe slopes on properties described as part of G.L. 8, Section 17, T39N, R11E, PIN TL 2605-1, Town of Three Lakes; and on property described as Lot 10 of Minnie-Wonka Lodge, Section 28, T39N, R11E, PIN TL 3015, Town of Three Lakes; and on part of G.L. 2, Section 28, T39N, R6E, PIN MI 2409-46, Town of Minocqua.

**No action taken.**

## Planning and Development

Resolution #4-2017, a rezone in the Town of Cassian. The committee will be reviewing Resolution #4-2017 to forward to the Oneida County Board of Supervisors.

**Motion by Jack Sorensen, second by Billy Fried to approve Resolution #4-2017 and forward to the Oneida County Board of Supervisors. With all members present voting “aye”, the motion carried.**

Refunds. None

Line item transfers, purchase orders, and bills. None

Approve future meeting dates: **August 30 and September 6**

Public comments. None

Future agenda items. **As discussed.**

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Rezone Petition #8-2017 authored by Robert Blohm, owner, to rezone NW SE, Section 14, T39N, R5E, Town of Minocqua from District #1A-Forestry to District #15-Rural Residential.

Pete Wegner read the notice of public hearing into the record. The notice was published on August 1 and August 8, 2017. It was posted on the Courthouse bulletin board on July 27, 2017.

Proof of publication is contained in the file.

Correspondence in the file includes an e-mail from the Town of Minocqua in support of the request.

Chairman Holewinski opened the public portion of the public hearing.

The owner was present and in favor of the rezone request.

Chairman Holewinski closed the public portion of the public hearing.

**Motion by Mike Timmons, second by Jack Sorensen to approve the rezone request. With all members present voting “aye”, the motion carried.**

Conditional Use Permit application by Jimmy Rein, agent, Scott and Kay Schmitz, owners, to reopen the existing office building with an outdoor display area for Highpoint Sand and Gravel on the following described property: Lot 2, CSM 4095, being part of the NW SE, Section 34, T38N, R6E, 5610 Hwy 51, PIN HA 494, Town of Hazelhurst.

Pete Wegner read the notice of public hearing into the record. The notice was published on August 1 and August 8, 2017. It was posted on the Courthouse bulletin board on July 27, 2017.

Proof of publication is contained in the file

Correspondence in the file includes an e-mail from the Town of Hazelhurst in support of the CUP, with no additional conditions.

If the committee feels the general standards of approval have been met, staff would suggest approval with the following conditions:

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1. The nature and extent of the conditional use shall not change from that described in the application and approved in the Conditional Use Permit.
2. Signage to comply with 9.78, Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance as amended 07-15-2016.
3. Per Oneida County Zoning records, the prior Warbonnet Zoo sign to be removed prior to issuance of this Conditional Use Permit.
4. May be subject to WI DOT review.
5. Parking to comply with 9.77, Off Street Parking and Loading Space of the Oneida County Zoning & Shoreland Protection Ordinance as amended 07-15-2016. No parking in road right-of-way of Hwy 51 allowed.
6. Subject to compliance with the Sanitary Maintenance Program.
7. Dumpster(s) to be screened from view. Owner must recycle waste material as required.

Discussion was held on the location of the outside display area.

Chairman Holewinski opened the public portion of the public hearing.  
There was no one present in favor of or against the CUP.

**Motion by Holewinski, second by Mike Timmons to table this item for further information. With all members present voting “aye”, the motion carried.**

Conditional Use Permit application by DGI-Minocqua LLC to construct a commercial retail store on the vacant lot of the proposed CSM, at 7509 Hwy 51 and further described as part of the NE ¼ of the NE ¼, Section 34, T39N, R6E, PIN MI 2490-6, Town of Minocqua.

Pete Wegner read the notice of public hearing into the record. The notice was published on August 1 and August 8, 2017. It was posted on the Courthouse bulletin board on July 27, 2017.

Proof of publication is contained in the file

Correspondence in the file includes a letter from the Town of Minocqua supporting the CUP.

If the committee finds the general standards of approval have been met, Staff would recommend approval with the following conditions:

1. The project to be substantially commenced within 2 years of issuance date.
2. The nature and extent of the use shall not change from that described and approved in this Conditional Use Permit.
3. Subject to Town review.
4. Final Certified Survey Map and deed conveying the parcel to be recorded prior to the start of construction.
5. Subject to WDOT review/approval.
6. Subject to Oneida County Department of Health review/approval as required.
7. Subject to WDNR WPDES General Permit including Stormwater Management /Erosion Control Plan review/approval.
8. Maintenance of detention pond as required.
9. Proper permits to be obtained prior to construction. (Town/County/State)
10. Silt fence to be placed as required by WDNR review/approval.

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11. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance as amended 7-15-16.
12. Parking to comply with 9.77 Off Street Parking and Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance as amended 7-15-16.
13. Dumpster(s) to be screened from view (applicant to recycle waste materials as required).
14. Addressing and 911 information be considered and must be approved by the Oneida County Land Information Department and the Town of Minocqua.
15. Exterior lighting to be downcast and shielded from above.
16. Subject to Town conditions:
  - a) No outdoor storage or storage containers.
  - b) No outdoor sales, including seasonal sales or tents.
  - c) Submit a copy of approved permit from DOT authorizing access.
  - d) Comply with all County and State requirements.

Chairman Holewinski opened the public portion of the public hearing.

Jim Lundberg, Point of Beginning, was present and in favor of the project.

Chairman Holewinski closed the public portion of the public hearing.

**Motion by Billy Fried, second by Jack Sorensen to approve the CUP as the general standards have been met and with the conditions suggested by Staff and the Town of Minocqua. With all members present voting “aye”, the motion carried.**

Adjourn.

**2: 40 p.m. There being no further matters to lawfully come before the Committee, a motion was made by Mike Timmons, second by Jack Sorensen to adjourn the meeting. With all members present voting “aye”, the motion carried.**

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Chairman Scott Holewinski

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Karl Jennrich  
Planning & Zoning Director